



**U.S. GENERAL SERVICES ADMINISTRATION
GSA REGION 9
LOS ANGELES REAL ESTATE BRANCH**

**JUSTIFICATION AND APPROVAL FOR OTHER THAN FULL AND OPEN COMPETITION
PROJECT NO. 6CA0913, LEASE NO. GS-09B-01815**

**[REDACTED]
EL SEGUNDO, CA**

1. Identification and Description of Action Being Approved:

A 24 month lease extension for [REDACTED] at 222 N. Sepulveda Blvd in El Segundo, CA is being negotiated for the term commencing on January 25, 2017 and terminating on or before January 24, 2019. The extension will be for 29,081 RSF, due to the release of 13,812 RSF of vacant space.

2. Description of Supplies or Services Required:

[REDACTED] will be releasing 13,812 rsf and currently leases 42,893 rentable square feet (rsf) of space at 222 N. Sepulveda Blvd. Under lease number GS-09B-01815 with an [REDACTED]. The current lease is due to expire on January 24, 2017. The [REDACTED] has a long term plan to relocate [REDACTED] the space will be ready for occupancy effective FY2019. An extension is required to provide GSA the time to procure their space at the federal building.

The current lease expires January 24, 2017 [REDACTED]

[REDACTED] Extending the lease for a short term of 24 months is necessary to protect the Government's occupancy until the long term action can be completed. An extension is the only economically sound option that the Government has. Approval is requested to extend the lease existing lease for 24 months.

3. Identification of Statutory Authority:

41 U.S. Code § 3304 (a) (1) permits contracting without full and open competition. The property needed by the agency is available from only one responsible source and no other type of property will satisfy the needs of the agency.

4. Demonstration that the Acquisition Requires use of the Authority Cited:

It is in the best interest of the Government and GSA's intent to meet the agency's needs where practical and most cost efficient. In this instance, it would be practical and cost efficient for the Government to negotiate a short term extension at the existing location to protect the Government's occupancy while a new long term lease is secured as the agency is moving into Federally controlled space.



GSAM 570.405(c) states, "FAR 6.302-1 permits contracting without providing for full and open competition when the property or services needed by the agency are available from only one responsible source and no other type of property or services will satisfy the needs of the agency. This authority may apply to lease extensions in situations such as, but not limited to...(4) The agency occupying the space has encountered delays in planning for a potential relocation to other federally controlled space due to documented organizational, financial, or other uncertainties."

[REDACTED] However, in March 2015, the agency confirmed that the office will continue to operate and [REDACTED] Delays associated to this project was due to delays in receipt of space requirements, delays in space planning, and delays in union approval.

[REDACTED]

[REDACTED]

6. Description of Efforts to Solicit as Many Offers as Practicable:

GSAM 570.106 (d) indicates that the contracting officer need not publicize the proposed acquisition of a leasehold interest in real property, including expansion requests within the scope of the lease, lease extensions under the conditions defined in 570.405, and building alterations within the scope of a lease.

7. Demonstration that the Anticipated Cost will be Fair and Reasonable:

Refer to Cost Benefit Analysis Results.

8. Description of the Market Survey Conducted:

There is currently one property in the El Segundo market available that meets IRS square footage and property space type requirements. Office space in the area reveals an average rate of \$39/sf/yr. Located at 101 N. Sepulveda Blvd in El Segundo, CA.

9. Other Facts Supporting the use of Other Than Full and Open Competition:

The lease expires on January 24, 2017 and it is essential that a short term extension is secured in a timely manner until actions for a new replacing lease can be completed.

10. List of Sources that Expressed an Interest in the Acquisition:

[REDACTED]

11. Statement of Actions to Overcome Barriers to Competition:

[REDACTED] and will not be seeking leased space for their long term requirement.

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Date

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